

City of Rockford, Illinois

2015 – 2019 Consolidated Plan

Annual Action Plan 2015



**The purpose of this briefing is to
receive input on the proposed
Consolidated Plan for Program
Years 2015 - 2019**

**A Community Input Process is used to
gather input in preparing the plan:**

**Five Year
Consolidated Plan
2015 - 2019**

**Annual Action Plan
Program Year
2015**

CONSOLIDATED PLAN 2015 - 2019

Consolidated Plan is a strategic plan designed to identify and addresses community needs:

- **Housing**
- **Economic Development**
- **Public Services**
- **Public Facilities and Public Infrastructure**
- **To receive grant funding from Department of Housing and Urban Development, the City must complete the Consolidated Plan every five years.**
- **HUD Regulation 24 CFR Part 21**

Elements of the Consolidated Plan





Citizen Participation Plan

Community Engagement Included:

Community Forums April 21 – 25, 2014

Focus Groups, Public / Private Agencies / Industry

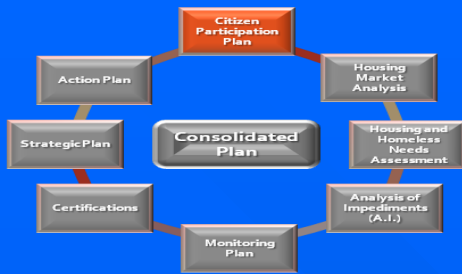
Public Officials Consultations August 12 – 14, 2014

Public Input Survey April – July, 2014

30-day comment period October 1 – 31, 2014

Public Forums / Consultations October 20 – 23, 2014

City Council Public Hearing / Council Approval



Housing Market Analysis

Analyzed housing supply, demand, condition, location, cost:

Population 154,517: 65% White - 21% African American -16% Hispanic

Households 59,827: Families 36.7% - Singles 33.3% -Seniors 30%

Housing Units 68,757: 64% Single Family - 36% 4 units or more

Homeowner: 48% Whites 66% - Hispanic 65% - African American 32%

Median Home Value \$109,100: Median Rent \$532 - 57% \$500 - \$1000

Median Income \$38,864 Disparate impact race/ethnicity and income

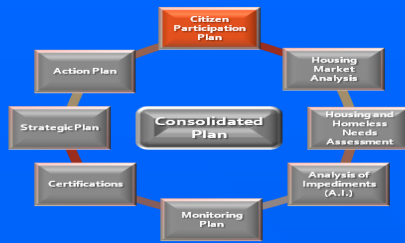
Modal Income: Whites \$50,000 - \$74,999 18.1%

Hispanic \$35,000 - \$49,999 20% African Americans Less \$10,000 28%



Gap Analysis:

- **Household income not keeping pace with Market**
- **Housing availability, affordability, cost burden**
- **Housing overcrowding, Housing for large families**
- **Housing needs for Homeless, Seniors, Transitional Housing, Supportive Services, Self Sufficiency**
- **Housing for special needs populations limited**
- **Public and Assisted Housing Resources Limited**



Strategic Plan

Consolidated Plan / Vision 2020 Comprehensive Plan:

Links Consolidated Plan - 2020 Vision Plan

Elevating Housing and Neighborhoods to level of Zoning, Land Use, Transportation, Economic Development, Infrastructure, Public Safety, Arts

Focus:

City and Regional Public Policy Changes

De-Concentrate Poverty and Neighborhood Decline

Federal and State Policy and Regulatory Changes

Housing Affordability - Neighborhood Revitalization

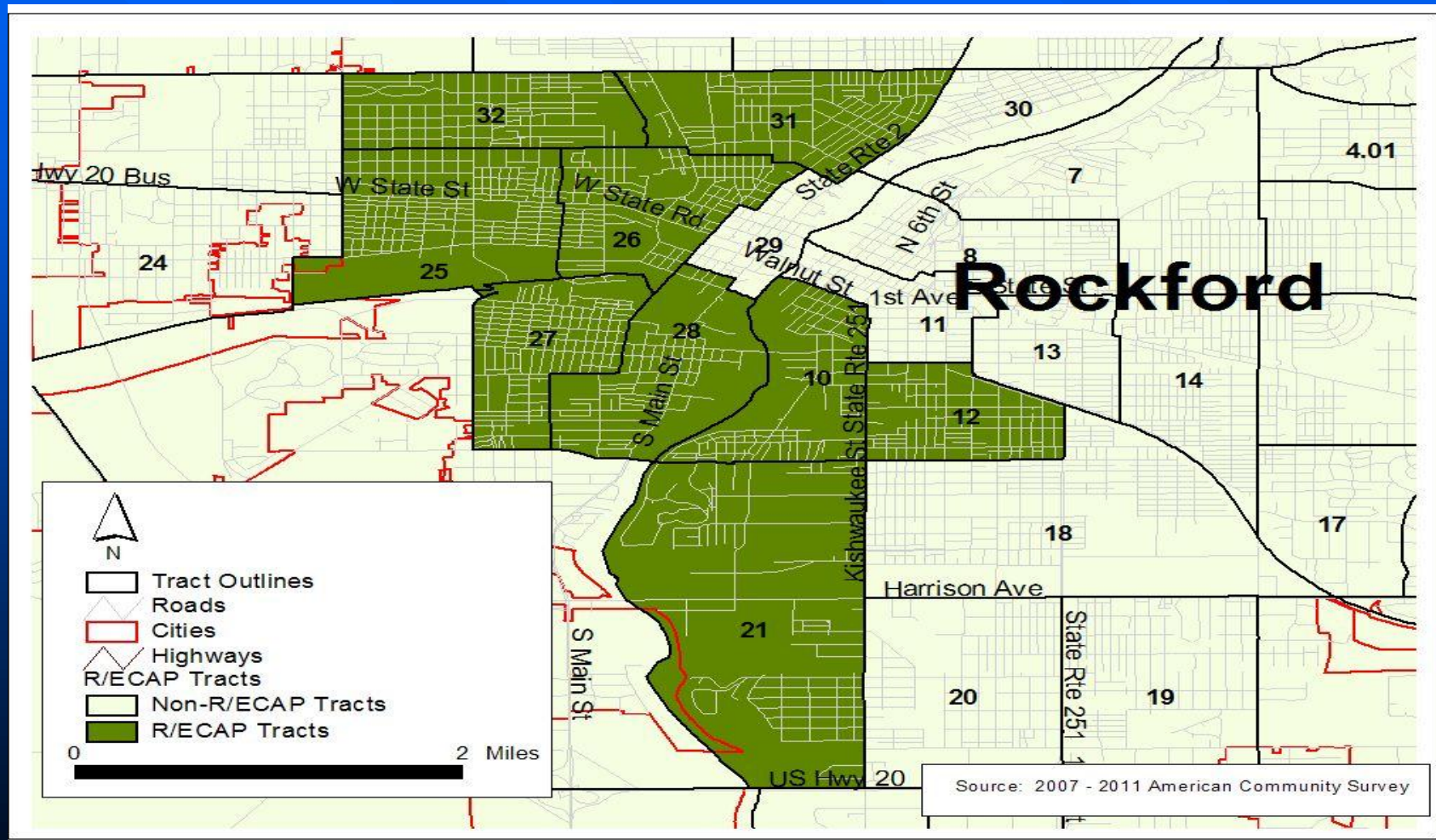
De-Concentration Policy

- **Develop and apply a policy that provides for de-concentration of areas of poverty and declining neighborhood conditions and encourage diversity in income and housing types in all areas of the City and in public and assisted housing in order to Affirmatively Further Fair Housing.**
- **HUD Regulations C.F.R. Subpart A. Sec 903.**

“Opportunity Areas” - “Areas of Minority / Low Income Concentration and Segregation”

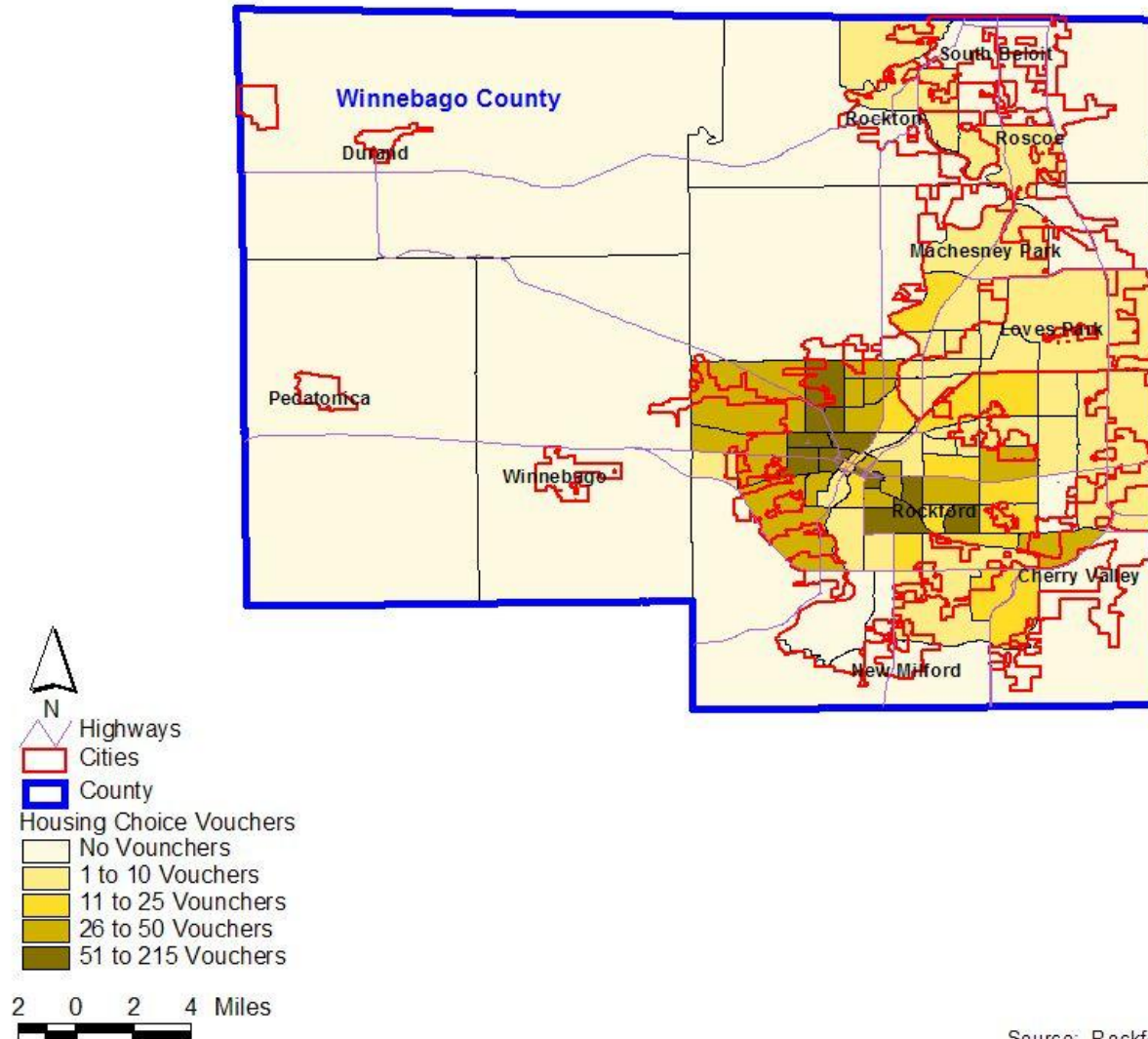
- **Opportunity Areas** – areas offering access to quality goods and services, exemplary schools, health care, range of housing, transportation to employment and service centers, adequate public infrastructure, utilities, and recreation.
- **Areas of Concentration/Segregation (HUD definition)** – areas 50% or greater minority population and 3 times or more the poverty level of the MSA (35.1%) and generally lacking the above amenities.

R/ECAP Calculations of Minority and Poverty Concentrated Areas



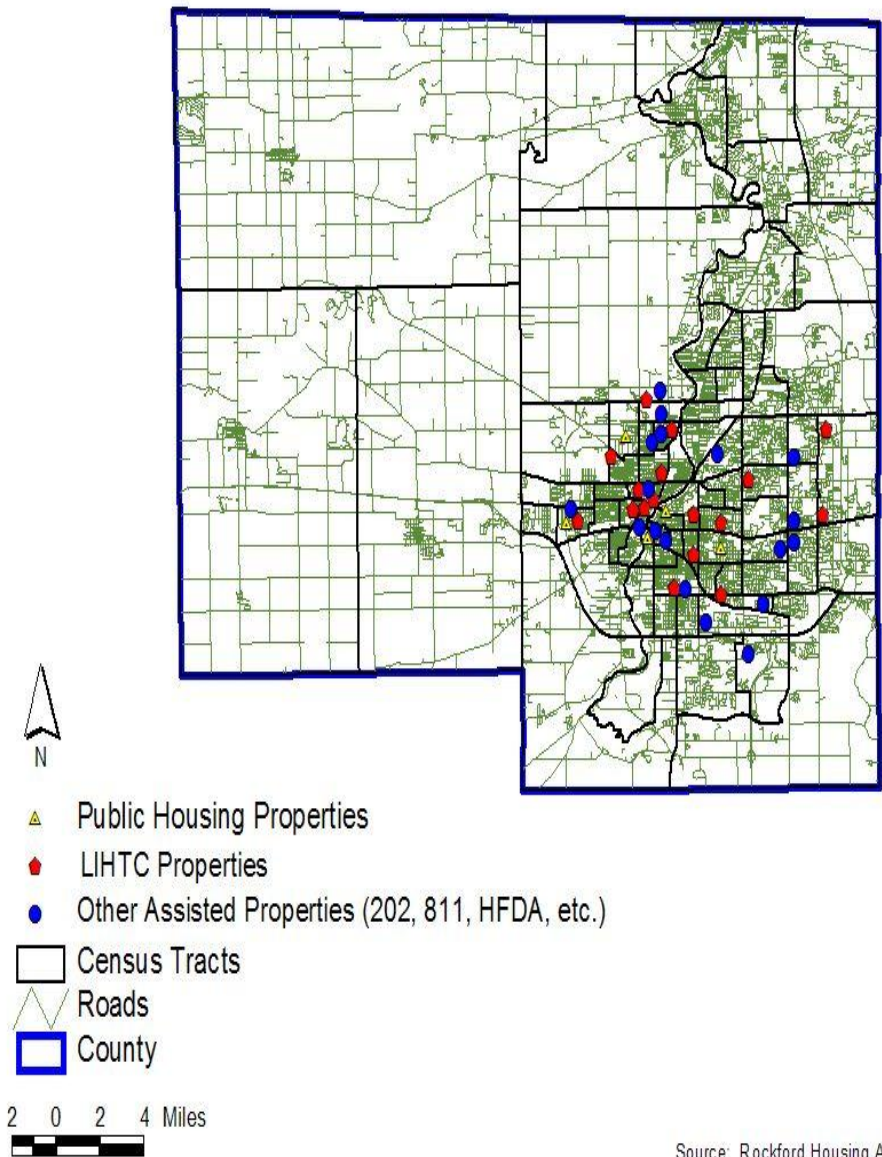


Section 8 Voucher Concentrations



Source: Rockford Housing Authority

Public and Assisted Housing and LIHTC



Source: Rockford Housing Authority

Coordinated Housing and Social Service Application Intake, Triage, and Service Delivery (move toward self sufficiency) -

comprehensive assessment of housing / service needs for people entering the assisted housing, affordable housing, and homeless assistance systems.

Referrals based on client's needs / conditions addressing determinants negatively impacting current condition - high school diploma, income and poverty, unemployment, job training and needed services treatments – substance abuse, mental health and medical care.

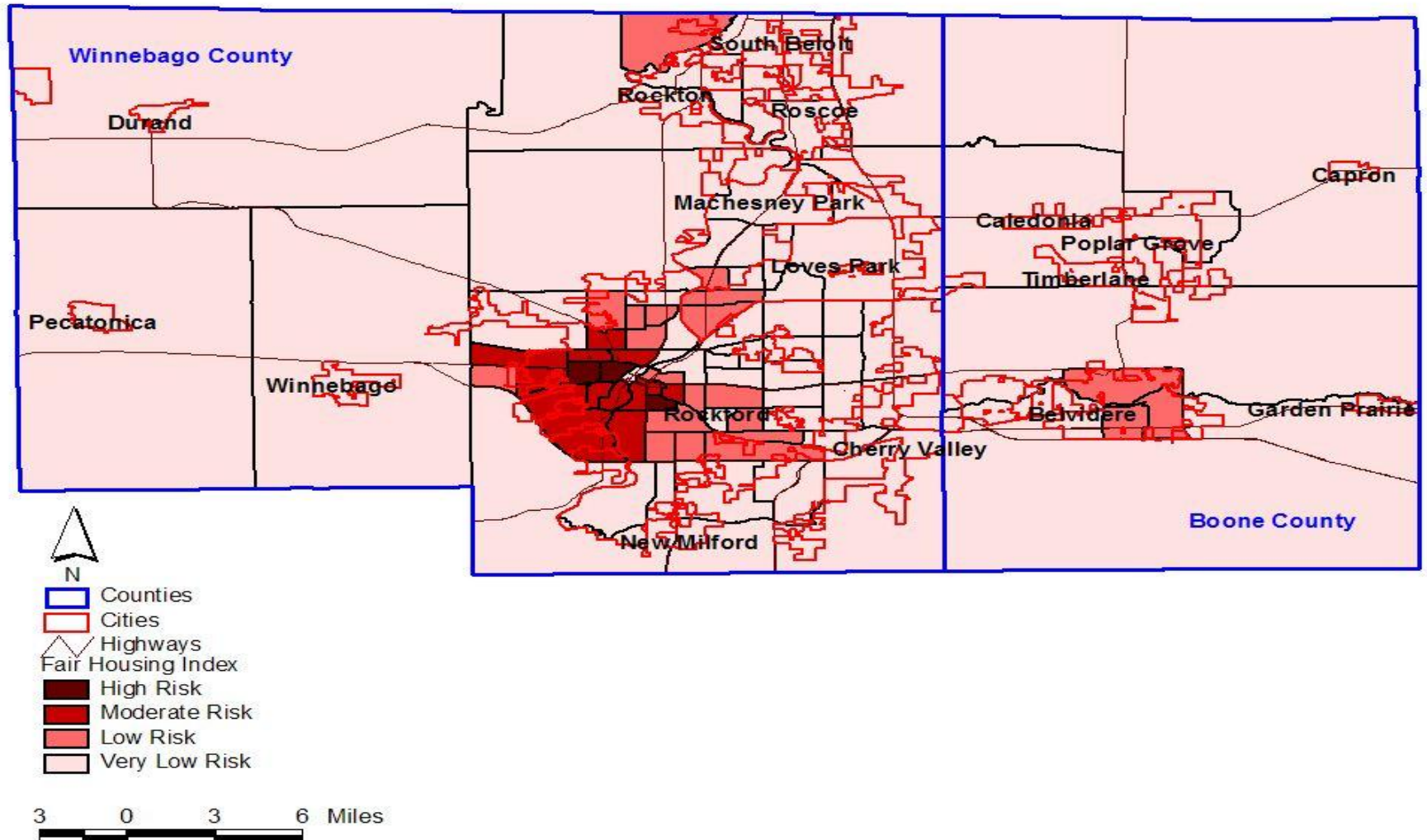
Benefits – households get best fitting intervention from the start, provides a system wide prevention and diversion opportunity, improves system efficiency, collaboration among providers, transitions clients out of public assistance and public intervention programs permanently - Self Sufficiency

Fair Housing Index

Data for ten variables, GIS mapped by census tract, to examine correlation of self sufficiency / housing choice with determinant variables that increase the level of risk of limited housing choice and social equity.

- Percent minority population
- Percent female-headed households with children
- Median housing value and Median contract rent
- Percent housing stock constructed prior to 1960
- Percent earning median household income
- Percent poverty
- Percent with less than a high school degree
- Percent of the workforce unemployed
- Percent using public transportation to and from work
- Ratio of loan denials to loan originations (HMDA Data)

Fair Housing Index



Public Policy and Regulatory

Local and Regional Policy Changes –

Policies limiting placement of public / assisted housing, LIHTC, Federally Assisted Housing, Section 8 Voucher Utilization – determine appropriate percentages/limitation - percentage of market rate housing.

Policies limiting future concentrations in opportunity areas; and Regional Housing Fair Share Policies for jurisdictions participating in regional transportation, infrastructure, economic development initiatives.

Federal Regulatory and Policy Changes –

Fair Market Rent essentially limit Section 8 Voucher holders to the R-ECAP areas of concentration. Flexibility in incentivizing voucher holders to utilize vouchers in non-concentrated areas and increases in FMR's in order to afford class A and B properties are needed.

RHA Modernization Funding / Capital Replacement funds could be used to build new scattered site developments rather than modernization of existing developments in concentrated areas. RHA Physical Needs Assessment existing equipment, appliances and repairs required to bring developments up to standard and maintain them through 2030 ranges from \$54,000 per unit for Orton Keys, \$56,000 per unit for Fairgrounds, \$64,000 for Blackhawk Courts, and \$58,000 for Brewington A and B.

Zoning and Development Code –

incentivized zoning/inclusionary zoning offering density bonuses to developers to build affordable housing as a component of new housing development.

Mandatory percentages of affordability for new housing developments or payment in lieu to Housing Trust Fund in designated Transit Oriented Development Zones.

Limitation on infrastructure improvements to areas of slow growth and redirected to areas that can assist in the de-concentration efforts.

Housing Affordability and Local Funding for Affordable Housing –

Recapture and redevelopment of vacant lots and abandoned and foreclosed properties is a high priority.

Both the cost of housing and lack of recapture of these units present a primary barrier to affordable housing. Identification of local funding through a Housing Trust Fund and development of a Land Bank and Land Acquisition Strategy are needed.

Target Neighborhood Planning in conjunction with 2020 Commercial Corridor Planning to improve concentrated areas and move toward becoming Opportunity Areas.

Annual Allocation of Funds

The Annual Action Plan allocates funding among seven key areas of needs that are generally eligible for program funding.

Community Facilities

Community Services

Infrastructure

Neighborhood Services

Special Needs Services

Economic Development

Housing

NOTE: Due to the varying requirements applicable to the CDBG programs, and limited funds available, not all needs can be addressed with HUD funds.

Entitlement Funding 2015 Program Year

Community Development Block Grant (CDBG)

\$ 2,091,773 Entitlement
\$ 51,726 Program Income
\$ 351,035 Reprogrammed

HOME Investment Partnership (HOME)

\$ 867,327 Entitlement
\$ 13,585 Program Income and Reprogrammed

Emergency Solutions Grant (ESG)

\$ 166,875 Entitlement

\$ 3,495,721 TOTAL Entitlement Funding

What's Next???

- **City Council Review and Approval of Proposed 2015 – 2019 Consolidated Plan and 2015 Annual Plan Budget**
- **Draft 2015 – 2019 Consolidated Plan and 2015 Annual Plan 30-Day Public Comment Period October 1 – 31, 2014**
- **Council Committee October 27, 2014
Adjust Plans and Budget as Needed**
- **Final Public Hearing and Council Action
November 10, 2014**
- **Submission to HUD November 14, 2014**